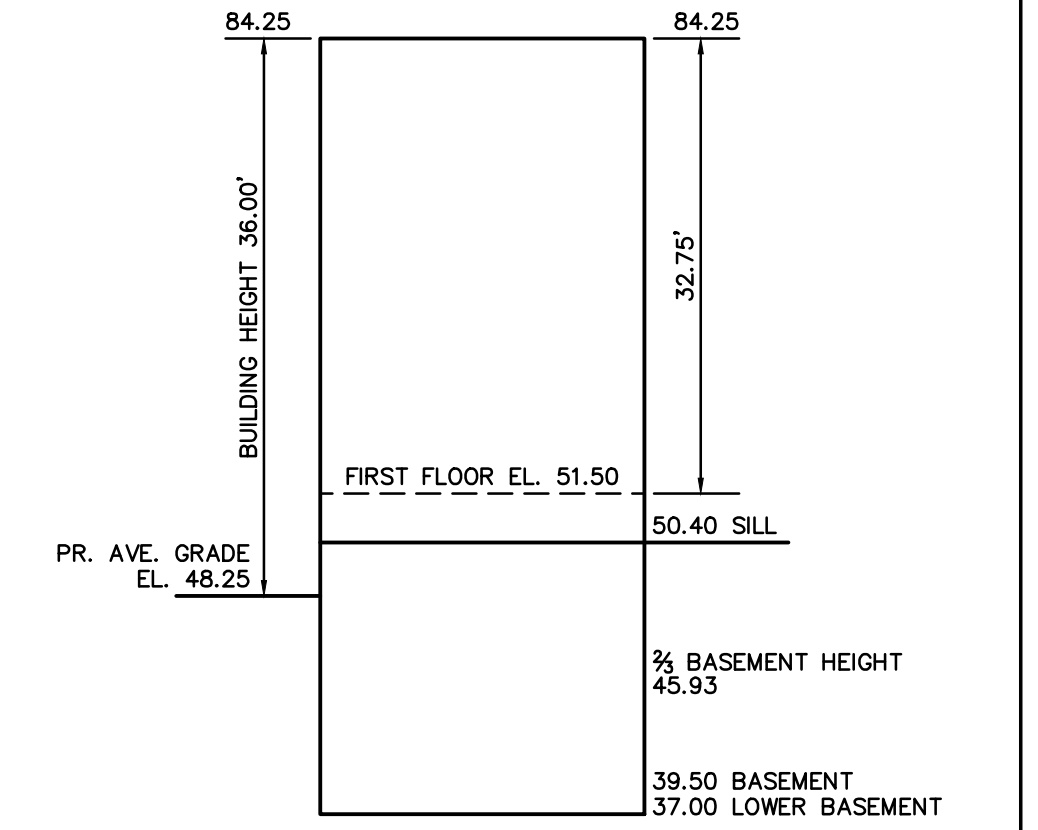
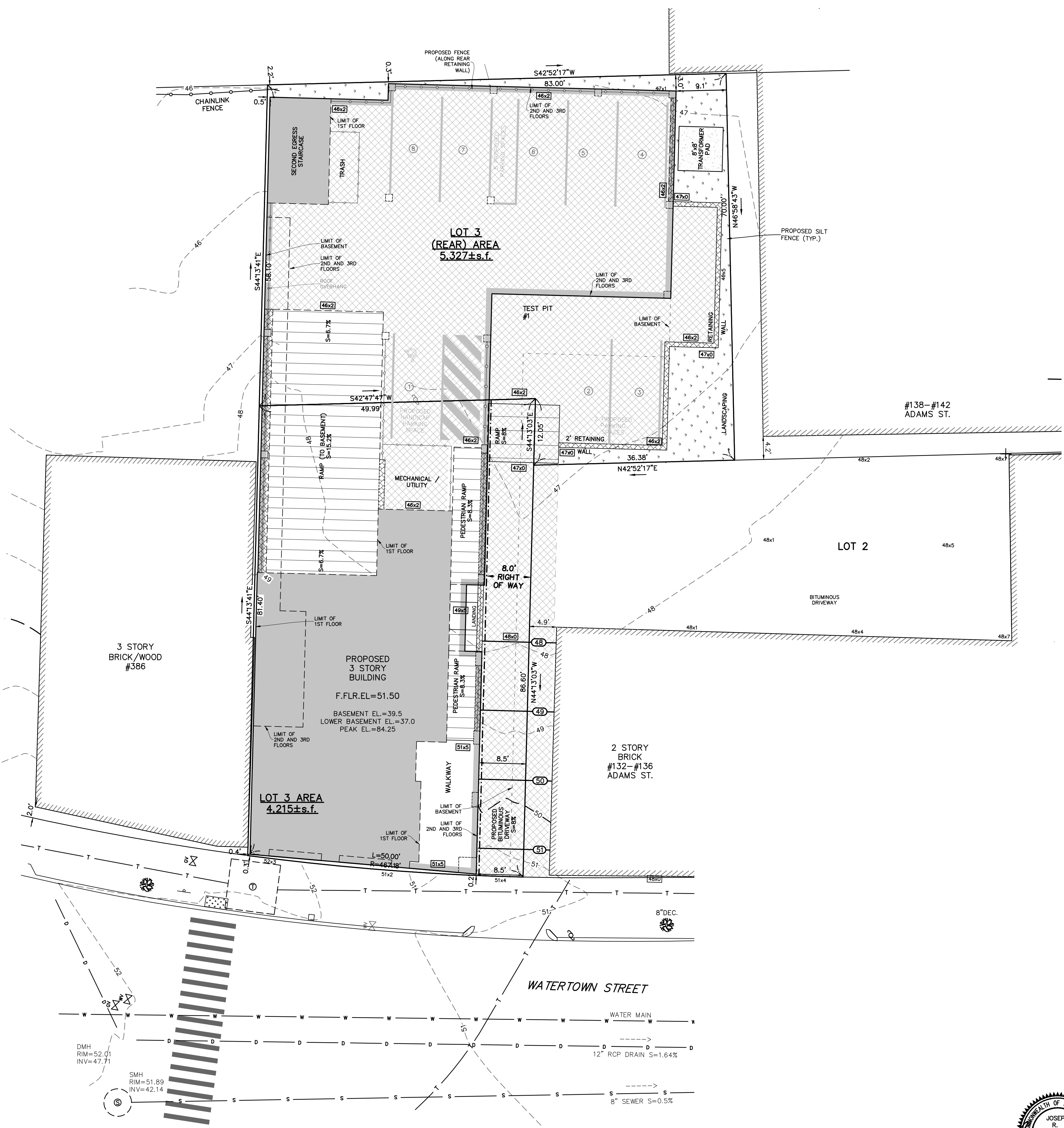
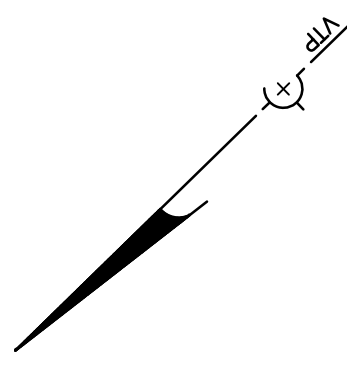


216101_3p3.dwg (2:2016)

LEGEND

EXISTING BUILDING	
PROPOSED BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	
CONTOUR	
EXISTING SPOT GRADE	
PROPOSED SPOT GRADE	
RETAINING WALL	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
GAS LINE	
WATER/GAS VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY/LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	



PROPOSED BUILDING HEIGHT
NOT TO SCALE

Length Weighted Mean Proposed Conditions Average Grade Calculation

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E = (C+D)/2 Average Segment Height	F = BxE
1	41.10	52.11	51.36	51.74	2126.31 Sq. Ft.
	42.17	51.40	48.00	49.70	2095.85 Sq. Ft.
2	32.50	48.00	48.00	48.00	1560.00 Sq. Ft.
	22.67	48.00	46.17	47.09	1067.42 Sq. Ft.
9	7.65	46.16	46.16	46.16	353.12 Sq. Ft.
	32.20	46.16	46.16	46.16	1486.35 Sq. Ft.
7	17.32	46.16	46.16	46.16	799.49 Sq. Ft.
	19.87	47.00	47.00	47.00	933.89 Sq. Ft.
10	52.30	47.00	46.00	46.50	2431.95 Sq. Ft.
	20.50	46.00	45.70	45.85	939.93 Sq. Ft.
12	137.05	52.31	45.89	49.10	6729.16 Sq. Ft.
	Total	425.33			20523.46 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 48.25'

ZONING CHART
NEWTON, MASSACHUSETTS

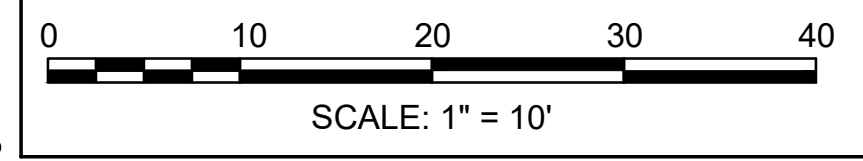
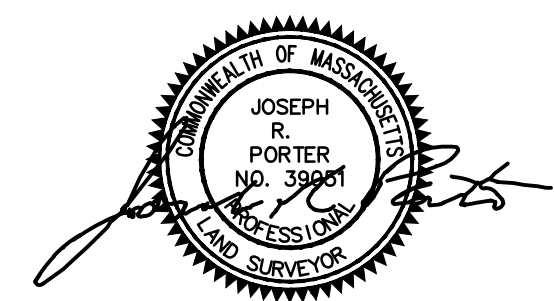
ZONE: BU-1		SUBMISSION: SPECIAL PERMIT	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	10,000s.f.	9,542s.f.	9,542s.f.
LOT AREA PER UNIT (MIN.)	1,200s.f.	N/A	954.2s.f. *
FRONT SETBACK	AVERAGE (0')	0'	0.2'
SIDE SETBACK (LEFT)	1/2 BLDG. HT. OR EQUAL TO ABUTTING SIDE YARD SETBACK	0'	0.4'
SIDE SETBACK (RIGHT)	1/2 BLDG. HT. OR EQUAL TO ABUTTING SIDE YARD SETBACK	8.2'	8.5'
REAR SETBACK	0'	0.3'	0.3'
BUILDING HEIGHT (MAX.) 3 STORIES	36'	-	36.0'
AVERAGE GRADE	-	-	48.25
LOT COVERAGE	NONE	N/A	N/A
OPEN SPACE	NONE	N/A	N/A

* DOES NOT MEET THE REQUIREMENTS

ZONING PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#386-#394 WATERTOWN STREET
SCALE: 1in.=10ft. DATE: JUNE 10, 2021

PROJECT: 216101
VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



© 2020 VTP ASSOCIATES, INC.